

## Condo Association VII Meeting Minutes

**Date:** April 12, 2018

**Location:** ELW Condo VII Poolside

**Attendees:**

- Don Holzhammer, President - present
- Don Stone, VP - absent
- Alberto Iantorno, Treasurer - present
- Kerri Crotty, Director - present
- Susan Knight, Secretary – present
- Greg Anderson, AmeriTech - present

Meeting Called to Order: 6:15 pm

Quorum determined

Motion to accept Meeting Minutes of March 8, 2018 by Kerri Crotty, 2<sup>nd</sup> by Susan Knight

Legal Update emailed to Board on 4/11/2018

Financials emailed to Board on 4/5/2018

Treasurer Report:

- Couple of items are slightly over budget, not significant
- Building maintenance repairs needs further review
- Sewer may have issues, will advise

Update:

- New roofs are complete
- Bldg 6 lift stations in front with new landscaping is complete
- Drainage upgrade project complete, contractor was Mancini; a final survey by the engineer was agreed to by the Board to confirm the drop is sufficient (extra survey charge of \$950 was paid from budget). Survey was done and confirmed by the engineer. There was concern that ‘puddling’ was noticed behind Bldg’s 5 & 6, this will be addressed ASAP.
- Faulty irrigation valves have been replaced
- All gutters and downspouts have been cleaned
- The fire extinguisher inspection has been completed
- All sidewalk trip hazards on site have been ground down

Unfinished Business:

- Drainage project is 99% complete and has been paid in full (~\$107k), as of this meeting.
- Water purification system to be installed with new 5hp pump system. Cost \$1947. May be another month for final decision is made as to what system. A new system has already been approved by the Board. There will also be a monthly maintenance charge (~\$50/mo) for chemicals, this is approved by the Board.

### Delinquency Updates:

- 209 Mary Dr – on a payment plan and current
- 116 Mary Dr – balance continues to remain 1 month delinquent
- 131 Camille Ct – on a payment plan and current
- 107 Woodlands Ct – on a payment plan and current

### Legal:

- 112 Woodlands Ct – there continues to be a lot of activity at this Unit, still seems to be operating the Air B&B type operation. Although, the owner states the guests are family or friends. The Board agreed to have Kerri Crotty call and pose as an inquiring guest to see if this Unit is being rented.

A letter from Association attorneys dated March 8, 2018 commenting on relevant parts of Declaration.

Further discussion brought the question of liability and what, if any, responsibility the Association has regarding injury, etc to these guests. Greg Anderson will consult with our Insurance carrier and advise.

The Association will move forward to update/revise the By-Laws that under ‘reasonable rule’ the Association will be able to vet and or interview the ‘friend’, ‘family’, ‘guest’, or ‘tenant’.

### Violations:

- Various friendly violation reminders have been sent to:  
107 & 130 Mary Dr for screen repairs  
211, 217, 221 and 231 Mary Dr to ask residents to store sand bags inside lanai or dispose them.

### Old Business:

- Don H will speak with Laurose Lawns regarding a sensor for the sprinkler. There is a need to control when the sprinkler is on, for example, turn off during a heavy rain or control during the rainy season. Not addressed at this meeting.
- Dirt spills through the pool fence after a rain/sprinklers. Brian power washed the pool area, however, the problem will continue unless a border around the bottom of the fence is installed. The Board will request a quote from Laurose Lawns to do the job to see if that is cost effective. The quote from Laurose Lawns has not been received by this meeting and further discussion was not addressed at the time of this meeting.

### Drainage Project Update - (Bldgs 4,5,6):

- The replacement of the 37 trees is still under review, by county mandate we have 12 months to plant replacement trees. May be 2 types of trees but what types are still to be determined. A Pond Cypress is one that is recommended.

### New Business:

- Several iron railings that have rusted through have been identified, the Board has received 2 bids for repairs. A third quote request will be sent out to a third contractor for better comparison. Not addressed at this meeting.
- Topic of door hangings (wreaths, etc) was raised and Board agreed to schedule a Special Meeting to discuss and clarify.
- The Bldg 6 carport painting will begin ~4/17 and will take approximately 1 week to complete. Notice to residents to park away from the work area has been posted on bulletin board in front of building.

- Question regarding wreaths and door hangings with regard to what is allowed. A Special Meeting was recommended for further discussion on this topic.
- The Board hired Lowe's Painting to prime and paint the new carport (Bldg 6). Lowe's will also re-paint the second carport to be consistent with color. Greg confirmed with contractor that the quote includes materials and labor for both carports. The cost is \$2900.
- Committee Chairs still vacant are: Communications, Social, Compliance Committees.

Administrative Business:

- The Board agreed that it is necessary to update and revise the current Application Forms, this would include the Check List for New Resident, Homeowner Information Request, New Resident Information, Checklist for New Ownership, etc. The current Rules & Regulations will also need to be updated to coincide with the governing documents.  
UPDATE: Susan Knight advised that the first draft of form(s) and R & R's update is approximately 90% complete and will email all documents to the Board for review and comments.
- It is understood that the Rules & Regulations are 'clarification' of the By Laws. And, the Board has rights to the Rules & Regulations and can be updated for clarification without proxy approval.
- The Booklet will be revised and reviewed in an open meeting for approval.
- The 2 new amendments to the Declaration have been approved and recorded by attorney and will be filed and distributed to the membership. It is advised by the Board that residents maintain a copy with your existing Declaration.

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**Meeting Adjourned: 6:55 pm**

**Motion to Adjourn: by Kerri Crotty, 2<sup>nd</sup> Alberto Iantorno**

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**NEXT BOARD MEETING: May 10, 2018**

**LOCATION: Condo VII Poolside**

**TIME: 6:00 pm**

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